

BROWNFIELDS NEW HAMPSHIRE Success Stories



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Former Twin Mountain Sunoco Gas Station, Carroll Success in USTFields Assessment Grant Program

Overview

The N.H. Department of Environmental Services (DES) received three USTfields grants from EPA in 2000 and 2001 to address the cleanup and redevelopment of leaking underground storage tank sites. The grant funding made it possible for DES to provide assistance to a number of facilities, including the Twin Mountain Sunoco Gas Station site in Carroll. After DES contractors completed site investigation and soil removal projects, the property was resold and is now undergoing redevelopment.

At A Glance:

Site Location: Carroll, N.H.

Site Profile: Approximately 1-acre former gas station

USTfields Assistance:

Site Investigation

Supplemental Site Investigation

Soil Removal

Groundwater Monitoring

History

The one-acre site was a former gas station that operated from 1976 until the late 1990s. The property was owned by a small local business and the tanks were owned by a large out-of-state company. In December 1998, the gasoline storage tanks were removed from the site. Based on groundwater and soil contamination, DES requested that the underground storage tank (UST) facility owner complete a site investigation. The site investigation was never completed by the UST facility owner, and in 2000, the site was listed as a dormant site because the requested site investigation work was more than one year overdue. DES visited the site in October of 2001 and found an elderly widow living in the gas station. She had been trying to sell the former gas station, without success, due to concerns about potential environmental liabilities.



Gas station prior to renovation.

Environmental Site Investigation

DES decided to include the property in its USTfields program and completed a site investigation of the property. The site investigation found groundwater and soil contamination in proximity to the former pump island and USTs. Based on the March 2002 site investigation results, DES decided to complete a supplemental site investigation to define the extent of contaminated soil. Based on preliminary soil sampling results, DES determined the site could be successfully remediated by completing a contaminated soil removal project in the area of the former pump island, at which time the remaining underground piping would also be removed.



Site during contaminated soil removal.

The soil removal project was completed in October 2002 with a follow up site investigation completed in January 2003. The report summarized the soil sampling and removal (375 tons) and additional groundwater investigation and monitoring activities. Although the contaminated soil removal addressed most of the existing problems at the site, groundwater quality monitoring and cost recovery were still ongoing issues.

In 2004, DES resolved two lawsuits involving the former owner of the tank facility. This company had UST compliance and overdue corrective action work at more than 10 facilities scattered throughout New Hampshire. As part of the settlement, the company agreed to: 1) submit DES costs incurred at this facility to the State Petroleum Reimbursement Fund; 2) pay the reimbursement fund deductible; and; 3) complete the ongoing groundwater monitoring. Currently, the site's groundwater quality meets standards with the exception of two wells that slightly exceed standards. Site closure is expected within one to two years.

Redevelopment Status

The property has been purchased for reuse and several redevelopment options are currently being pursued by the developer.

For further assistance please contact the
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